HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

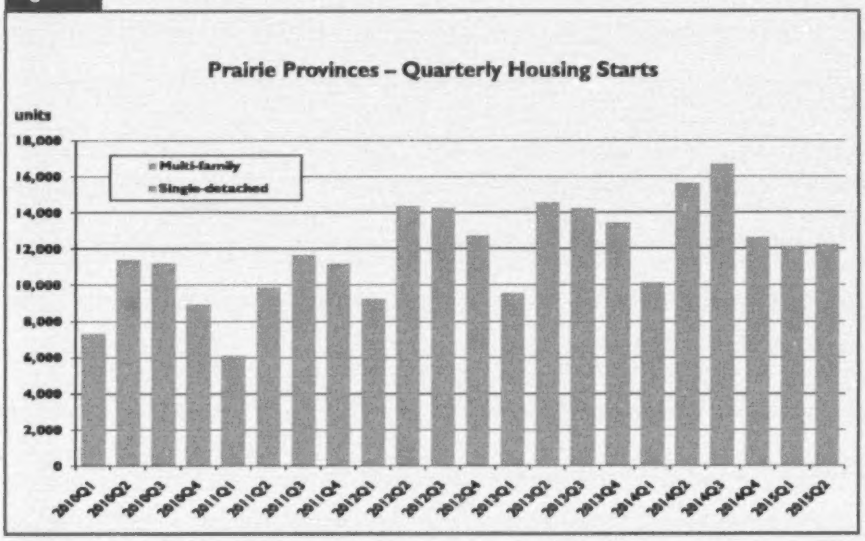
Date Released: Third Quarter 2015

New Home Market

Prairie housing starts declined in the second quarter of 2015

There were 12,223 housing starts in the Prairie region in the second quarter of 2015, down 21.7 per cent from 15,620 in the second quarter of 2014. By segment, multi-family starts, which consist of semi-detached, row, and apartment units amounted to 6,887 units, down 17.5 per cent from a year earlier. The 5,336 single-detached starts in the second quarter of 2015 represented a decline of 26.6 per cent. Lower oil prices have been slowing economic activity and impacting housing demand. Through the first six months of 2015, housing starts in the Prairie region have reached 24,325, down 5.5 per cent

Figure 1



Source: CMHC

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compared to a year earlier when there were 25,751 housing starts.

At the provincial level, Alberta witnessed 9,302 housing starts in the second quarter of 2015, down 17.2 per cent compared to the same period one year earlier. The seasonally adjusted annual rate (SAAR) of housing starts in the second quarter of 2015 was 35,800, substantially lower than the 45,300 pace in the first quarter of 2015. The decline in oil prices has reduced economic activity and is slowing new housing construction. Through six months, there have been 19,485 housing starts in Alberta compared to 19,383 in the same period of 2014. Housing starts in the second half of 2015 are projected to be lower than the first half, thus bringing the annual production in 2015 below that of 2014.

Year-to-date June, housing starts in the Edmonton Census Metropolitan Areas (CMA) have amounted to 9,341 units, up 48.5 per cent year-over-year. However, total housing starts in the Edmonton CMA are showing signs of easing. In the second quarter 2015, there were 3,836 housing starts in the Edmonton CMA, down 3.5 per cent from a year earlier. In the Calgary CMA, there were 3,451 housing starts in the second quarter, down 31.4 per cent compared to 5,029 units a year earlier. After six months, housing starts in the Calgary CMA of 6,628 represented a decrease of 28.7 per cent from 9,294 in the same period of 2014. The downsizing in the oil and gas industry continued to impact Calgary's housing market.

Each of Alberta's five largest Census Agglomerations (CAs), with the exception of Lethbridge, reported lower housing starts at midyear. Lethbridge's economy is not driven by the oil and gas industry and has not been as impacted by the downsizing in energy industry as seen elsewhere in the province. Aside from Lethbridge, in the second quarter of 2015 total housing starts declined year-over-year in Grande Prairie, Medicine Hat, and Wood Buffalo while remaining unchanged in Red Deer. Through two quarters of 2015, total housing starts in Grande Prairie amounted to 76 units, down 59.1 per cent from last year at this time. Medicine Hat reported 100 housing starts, down 31percent. There were 388 housing starts in Red Deer, down 17.6 per cent. In Wood Buffalo, there were 145 housing starts in at midyear compared to 189 a year earlier. In Lethbridge, the 455 housing starts at midyear represented a 49.2 per cent increase compared to the same period in 2014.

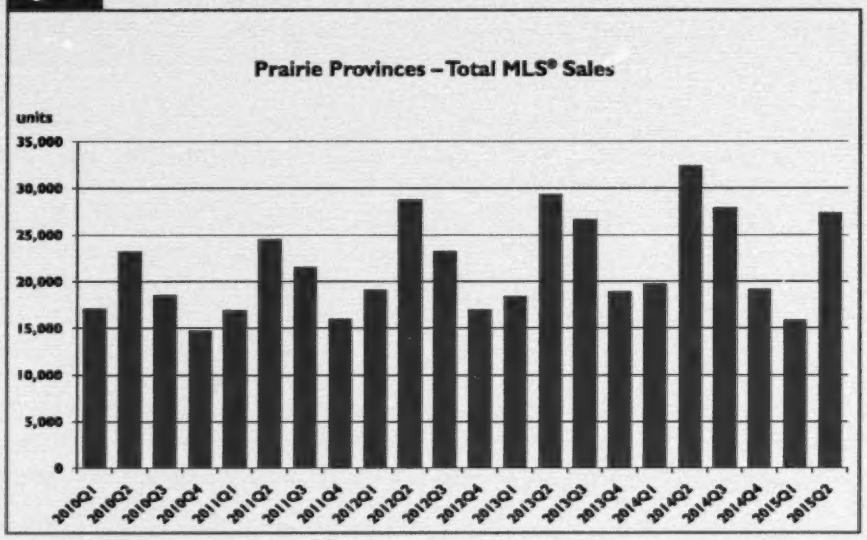
In Saskatchewan, total housing starts amounted to 1,573 in the second quarter of 2015, down 36.6 per cent compared to the 2,482 starts a year earlier. This brought the year-to-date June total to 2,525 units, down one third from the 3,785 housing starts a year earlier. New home inventory remains elevated in Saskatchewan and builders are responding to the inventory buildup by reducing housing starts. At the end of June, there were 1,364 housing units completed and unabsorbed, up almost 50 per cent from June 2014. A slowing economy in Saskatchewan, in part due to a slowdown in the oil and gas industry, is weakening housing demand. Builders are expected to continue to channel some demand to existing inventory and this will keep housing starts in 2015 below the level of 2014.

In Saskatchewan's two CMAs, second quarter 2015 housing starts decreased in both Saskatoon and Regina. There were 585 housing starts in Saskatoon, down 49.5 per cent from a year earlier when there were 1,159 starts. In Regina, there were 551 housing starts in the second quarter of 2015 compared to 583 a year earlier. At the end of the second quarter of 2015, the inventory of completed and unabsorbed units remained elevated in both Saskatoon and Regina. The inventory of new housing units in Saskatoon stood at 832 units in June 2015, up 87.8 per cent year-over-year. In Regina, there were 532 units in inventory, up 13.4 per cent from a year earlier. Moreover, in the resale market, both Regina and Saskatoon were experiencing elevated listings relative to sales. Given the competition from the resale market and elevated inventories of new housing units, housing starts in Regina and Saskatoon are expected to remain lower in 2015 compared to 2014. After six months, housing starts in Regina and Saskatoon were lower by 14.6 per cent and 33.8 per cent, respectively.

In Manitoba, there were 1,348 housing starts in the second quarter 2015, down 29.3 per cent compared to 1,907 in the second quarter of 2014. Inventory levels in Manitoba remained elevated, there were 1,001 housing units completed and unabsorbed in June 2015, up 58.6 per cent compared to June 2014. Upward pressure on inventory levels remain as the number of housing units under construction is still elevated while units being absorbed at completion have been averaging 60 per cent so far this year. At this rate, it is expected that inventory will rise in the coming months and will cause housing starts to remain below the annual level set last year. Year-to-date June, there have been 2,315 housing starts in Manitoba, down 10.4 per cent compared to 2,583 starts last year.

In the Winnipeg CMA, housing starts amounted to 1,038, down 23.2 per cent compared to 1,351 in the second quarter of 2014. With the second quarter reduction in Winnipeg's housing starts, year-to-date production is close to that of last year's at this time. Through six months, housing starts in Winnipeg have reached 1,823 units compared to 1,851 at midyear 2014. In the Brandon CA, there were 82 housing starts in the second quarter of 2015 compared to 100 a year earlier. After six months, Brandon has had138 housing starts, up 7.8 per cent compared to 128 starts in the first six months of 2014.

Figure 2



Source: CREA (Raw)

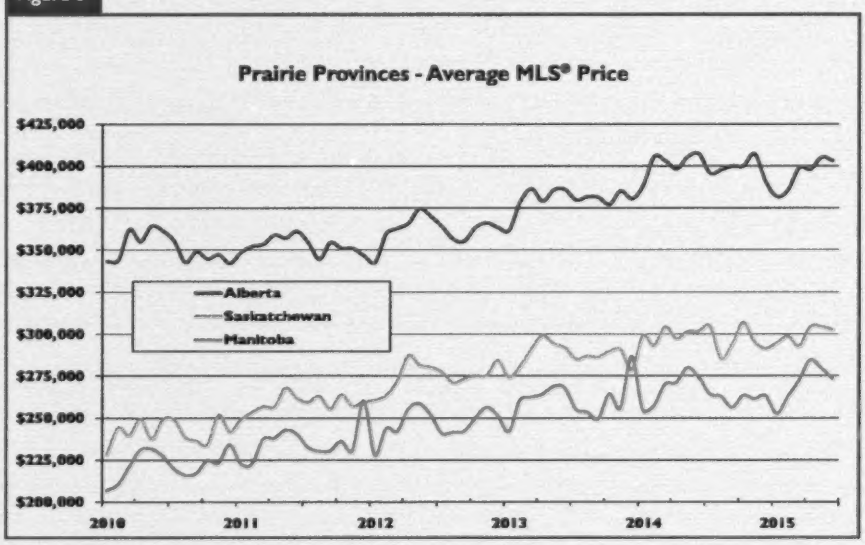
Existing Home Market

Prairie region MLS® sales declined in the second quarter of 2015

A sharp decline in oil prices at the beginning of this year caused some potential buyers to postpone their purchase. Some of these buyers returned to the marketplace during the second quarter of 2015. However, announcements of expenditure reductions and downsizing in the oil and gas industry continue. Energy driven housing markets in Alberta and to a lesser extent in Saskatchewan will continue to be negatively impacted. In Alberta, second quarter MLS® sales amounted to 18,634, down 19.8 per cent compared to 23,248 sales in the second quarter of 2014. In Saskatchewan, MLS® sales amounted to 4,061 in the second quarter of 2015, down 9.9 per cent compared to a year earlier. In Manitoba, where the economy is less driven by energy, there were 4,630 MLS® sales in the second quarter of 2015 compared to 4,691 a year earlier.

In Alberta, most major resale markets are in conditions that favour the buyer. The average MLS® price in Alberta during the second quarter of 2015 was $402,181, down 0.4 per cent compared to $403,662 a year earlier. In Saskatchewan, the average resale price was $303,782, up 1.2 per cent from a year earlier. In Manitoba, the second quarter 2015 average price was $278,692, up 1.3 per cent compared to $261,795 a year earlier.

Figure 3



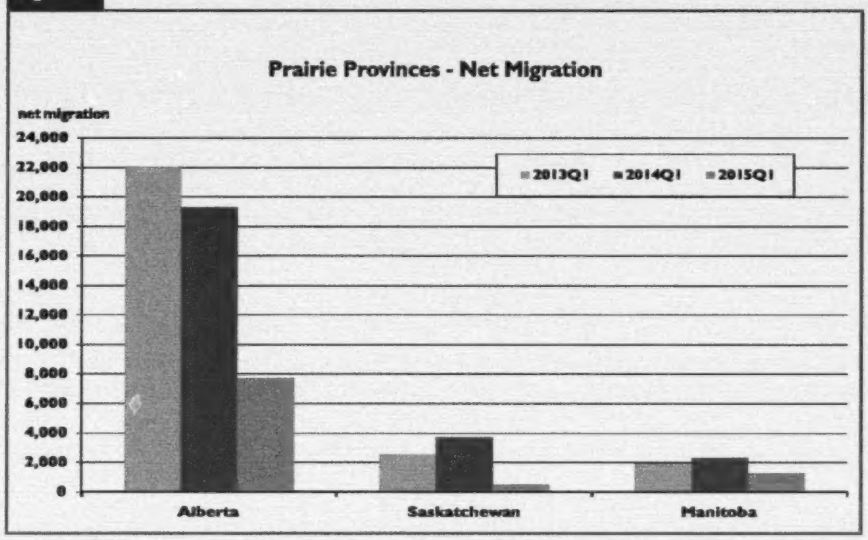
Source: CREA (Raw)

Economy at a Glance

Net migration to the Prairie Region continued to decline

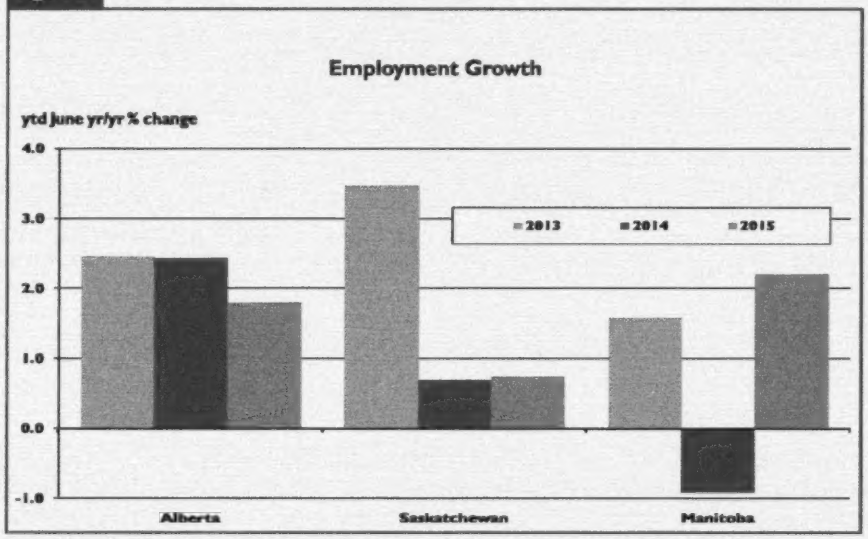
In the Prairie Region, net migration in the first quarter of 2015 was 9,544, down 62.4 per cent from 25,361 in the first quarter of 2014. The overall slowdown in migration to the three Prairie provinces will have a dampening effect on housing demand. In Alberta, net migration was 7,723 in the first quarter of 2015, down 60 per cent from 19,326 a year earlier. Alberta continued to experience net outflow of temporary foreign workers and reduced inflows of interprovincial and international migrants, in part due to slowing economic conditions. Net migration to Saskatchewan in the first quarter of 2015 amounted to 500, down 86.4 per cent from 3,674 a year earlier. Saskatchewan is experiencing a net outflow non-permanent residents and interprovincial migrants. International migration continued to keep net migration positive in Saskatchewan. In Manitoba, net migration amounted to 1,321 in the first quarter of 2015, down 44 per cent compared to a year earlier. International migration continued to be positive, but at a reduced inflow. A larger outflow of interprovincial migrants contributed to the decrease in Manitoba.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

In Alberta, seasonally adjusted employment increased by 1,100 positions in the second quarter of 2015 as 9,800 full-time positions were created but somewhat offset by a loss of 8,700 part-time positions. In Saskatchewan, seasonally adjusted employment increased by 3,200 in the second quarter of 2015 due to part-time job creation. In Manitoba, employment declined by 4,600 in the second quarter of 2015 after gaining 6,900 jobs in the first quarter of 2015. Unemployment rates in the Prairie provinces remained below the national average in the second quarter of 2015. The seasonally adjusted unemployment rate in Alberta rose to 5.7 per cent from 5.1 per cent in the first quarter of 2015. In Saskatchewan, the unemployment rate remained steady at 4.6 per cent. In Manitoba, the unemployment rate declined from 5.7 per cent in the first quarter to 5.5 per cent in the second quarter of 2015.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) June 2015		
Manitoba	**May 2015**	**June 2015**
Trend[1], urban centres[2]	4,285	4,298
SAAR, urban centres[2]	2,409	3,601
	June 2014	**June 2015**
Actual, urban centres[2]		
June - Single-Detached	198	180
June - Multiples	188	131
June - Total	386	311
January to June - Single-Detached	1,026	836
January to June - Multiples	1,159	1,195
January to June - Total	2,185	2,031

Table 1b: Housing Starts (SAAR and Trend) June 2015		
Saskatchewan	**May 2015**	**June 2015**
Trend[1], urban centres[2]	4,349	4,515
SAAR, urban centres[2]	4,964	6,124
	June 2014	**June 2015**
Actual, urban centres[2]		
June - Single-Detached	340	206
June - Multiples	306	366
June - Total	646	572
January to June - Single-Detached	1,341	828
January to June - Multiples	1,964	1,370
January to June - Total	3,305	2,198

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1c: Housing Starts (SAAR and Trend) June 2015		
Alberta	May 2015	June 2015
Trend[1], urban centres[2]	36,852	37,8[illegible]
SAAR, urban centres[2]	30,516	38,659
	June 2014	June 2015
Actual, urban centres[2]		
June - Single-Detached	1,539	1,130
June - Multiples	2,884	2,224
June - Total	4,423	3,354
January to June - Single-Detached	7,859	6,589
January to June - Multiples	10,278	11,688
January to June - Total	18,137	18,277

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Prairie Region
Second Quarter 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2015	4,371	1,204	428	4	970	2,364	149	1,450	1,283	12,223
Q2 2014	6,008	1,374	312	12	1,461	3,712	82	1,136	1,516	15,620
% Change	-27.2	-12.4	37.2	-66.7	-33.6	-36.3	81.7	27.6	-15.4	-21.7
Year-to-date 2015	8,238	2,136	745	11	2,025	5,988	214	3,149	1,819	24,325
Year-to-date 2014	10,211	2,398	395	13	2,351	6,232	127	1,893	2,124	25,751
% Change	-19.3	-10.9	88.6	-15.4	-13.9	-3.9	68.5	66.3	-14.4	-5.5
UNDER CONSTRUCTION										
Q2 2015	11,265	3,168	1,050	11	4,038	17,182	306	7,723	2,701	47,444
Q2 2014	13,132	3,222	607	21	4,655	15,338	290	5,827	3,196	46,292
% Change	-14.2	-1.7	73.0	-47.6	-13.3	12.0	5.5	32.5	-15.5	2.5
COMPLETIONS										
Q2 2015	5,256	1,168	238	9	1,199	2,452	216	1,878	1,384	13,800
Q2 2014	5,128	1,002	135	9	1,109	2,116	96	1,609	1,580	12,784
% Change	2.5	16.6	76.3	0.0	8.1	15.9	125.0	16.7	-12.4	7.9
Year-to-date 2015	10,345	2,178	446	22	2,366	4,100	310	3,361	3,108	26,236
Year-to-date 2014	10,052	2,012	250	12	1,969	4,033	163	2,755	2,934	24,180
% Change	2.9	8.3	78.4	83.3	20.2	1.7	90.2	22.0	5.9	8.5
COMPLETED & NOT ABSORBED										
Q2 2015	2,033	466	48	5	468	953	n/a	n/a	n/a	3,973
Q2 2014	1,771	385	62	8	216	775	n/a	n/a	n/a	3,217
% Change	14.8	21.0	-22.6	-37.5	116.7	23.0	n/a	n/a	n/a	23.5
ABSORBED										
Q2 2015	4,722	1,048	180	9	1,112	2,173	n/a	n/a	n/a	9,244
Q2 2014	4,793	985	106	7	1,030	1,873	n/a	n/a	n/a	8,794
% Change	-1.5	6.4	69.8	28.6	8.0	16.0	n/a	n/a	n/a	5.1
Year-to-date 2015	8,959	2,006	320	19	2,146	3,487	n/a	n/a	n/a	16,937
Year-to-date 2014	8,957	1,921	215	12	1,880	3,639	n/a	n/a	n/a	16,624
% Change	0.0	4.4	48.8	58.3	14.1	-4.2	n/a	n/a	n/a	1.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Manitoba
Second Quarter 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2015	482	58	0	0	114	124	58	327	185	1,348
Q2 2014	658	60	3	1	173	417	18	268	309	1,907
% Change	-26.7	-3.3	-100.0	-100.0	-34.1	-70.3	**	22.0	-40.1	-29.3
Year-to-date 2015	836	106	0	0	151	171	106	661	284	2,315
Year-to-date 2014	1,024	94	3	2	232	530	24	276	398	2,583
% Change	-18.4	12.8	-100.0	-100.0	-34.9	-67.7	**	139.5	-28.6	-10.4
UNDER CONSTRUCTION										
Q2 2015	1,128	118	4	1	418	1,699	98	1,365	451	5,282
Q2 2014	1,342	104	3	2	585	1,670	67	1,039	681	5,493
% Change	-15.9	13.5	33.3	-50.0	-28.5	1.7	46.3	31.4	-33.8	-3.8
COMPLETIONS										
Q2 2015	590	40	3	2	76	235	60	327	291	1,624
Q2 2014	490	34	0	4	112	303	10	108	385	1,446
% Change	20.4	17.6	n/a	-50.0	-32.1	-22.4	**	**	-24.4	12.3
Year-to-date 2015	1,125	98	7	5	116	409	67	497	548	2,872
Year-to-date 2014	1,065	102	0	7	172	469	16	199	689	2,719
% Change	5.6	-3.9	n/a	-28.6	-32.6	-12.8	**	149.7	-20.5	5.6
COMPLETED & NOT ABSORBED										
Q2 2015	284	34	6	2	88	271	n/a	n/a	n/a	685
Q2 2014	272	17	0	4	35	227	n/a	n/a	n/a	555
% Change	4.4	100.0	n/a	-50.0	151.4	19.4	n/a	n/a	n/a	23.4
ABSORBED										
Q2 2015	565	16	0	2	59	176	n/a	n/a	n/a	818
Q2 2014	473	18	0	5	107	209	n/a	n/a	n/a	812
% Change	19.5	-11.1	n/a	-60.0	-44.9	-15.8	n/a	n/a	n/a	0.7
Year-to-date 2015	998	51	1	5	107	243	n/a	n/a	n/a	1,405
Year-to-date 2014	936	35	0	5	179	306	n/a	n/a	n/a	1,461
% Change	6.6	45.7	n/a	0.0	-40.2	-20.6	n/a	n/a	n/a	-3.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Saskatchewan Second Quarter 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2015	547	52	122	1	104	145	5	319	278	1,573
Q2 2014	916	112	63	2	178	540	30	258	383	2,482
% Change	-40.3	-53.6	93.7	-50.0	-41.6	-73.1	-83.3	23.6	-27.4	-36.6
Year-to-date 2015	823	110	124	1	136	443	13	548	327	2,525
Year-to-date 2014	1,337	176	67	2	341	802	58	522	480	3,785
% Change	-38.4	-37.5	85.1	-50.0	-60.1	-44.8	-77.6	5.0	-31.9	-33.3
UNDER CONSTRUCTION										
Q2 2015	1,430	182	222	1	458	2,060	26	1,307	516	6,202
Q2 2014	2,155	262	79	4	786	2,347	132	1,062	815	7,642
% Change	-33.6	-30.5	181.0	-75.0	-41.7	-12.2	-80.3	23.1	-36.7	-18.8
COMPLETIONS										
Q2 2015	571	72	31	2	142	178	28	561	320	1,905
Q2 2014	845	104	19	2	292	440	39	431	332	2,504
% Change	-32.4	-30.8	63.2	0.0	-51.4	-59.5	-28.2	30.2	-3.6	-23.9
Year-to-date 2015	1,248	134	46	3	392	487	59	795	707	3,871
Year-to-date 2014	1,599	176	31	2	433	734	82	538	715	4,310
% Change	-22.0	-23.9	48.4	50.0	-9.5	-33.7	-28.0	47.8	-1.1	-10.2
COMPLETED & NOT ABSORBED										
Q2 2015	464	61	15	3	245	309	n/a	n/a	n/a	1,097
Q2 2014	331	68	23	3	77	179	n/a	n/a	n/a	681
% Change	40.2	-10.3	-34.8	0.0	**	72.6	n/a	n/a	n/a	61.1
ABSORBED										
Q2 2015	561	64	24	2	153	176	n/a	n/a	n/a	980
Q2 2014	779	84	10	2	221	360	n/a	n/a	n/a	1,456
% Change	-28.0	-23.8	140.0	0.0	-30.8	-51.1	n/a	n/a	n/a	-32.7
Year-to-date 2015	1,085	130	40	2	302	373	n/a	n/a	n/a	1,932
Year-to-date 2014	1,367	143	18	7	300	501	n/a	n/a	n/a	2,336
% Change	-20.6	-9.1	122.2	-71.4	0.7	-25.5	n/a	n/a	n/a	-17.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Alberta Second Quarter 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2015	3,342	1,094	306	3	752	2,095	86	804	820	9,302
Q2 2014	4,434	1,202	246	9	1,110	2,755	34	610	824	11,231
% Change	-24.6	-9.0	24.4	-66.7	-32.3	-24.0	152.9	31.8	-0.5	-17.2
Year-to-date 2015	6,579	1,920	621	10	1,738	5,374	95	1,940	1,208	19,485
Year-to-date 2014	7,850	2,128	325	9	1,778	4,900	45	1,095	1,246	19,383
% Change	-16.2	-9.8	91.1	11.1	-2.2	9.7	111.1	77.2	-3.0	0.5
UNDER CONSTRUCTION										
Q2 2015	8,707	2,868	824	9	3,162	13,423	182	5,051	1,734	35,960
Q2 2014	9,635	2,856	525	15	3,284	11,321	91	3,726	1,700	33,157
% Change	-9.6	0.4	57.0	-40.0	-3.7	18.6	100.0	35.6	2.0	8.5
COMPLETIONS										
Q2 2015	4,095	1,056	204	5	981	2,039	128	990	773	10,271
Q2 2014	3,793	864	116	3	705	1,373	47	1,070	863	8,834
% Change	8.0	22.2	75.9	66.7	39.1	48.5	172.3	-7.5	-10.4	16.3
Year-to-date 2015	7,972	1,946	393	14	1,858	3,204	184	2,069	1,853	19,493
Year-to-date 2014	7,388	1,734	219	3	1,364	2,830	65	2,018	1,530	17,151
% Change	7.9	12.2	79.5	**	36.2	13.2	183.1	2.5	21.1	13.7
COMPLETED & NOT ABSORBED										
Q2 2015	1,285	371	27	0	135	373	n/a	n/a	n/a	2,191
Q2 2014	1,168	300	39	1	104	369	n/a	n/a	n/a	1,981
% Change	10.0	23.7	-30.8	-100.0	29.8	1.1	n/a	n/a	n/a	10.6
ABSORBED										
Q2 2015	3 596	968	156	5	900	1 821	n/a	n/a	n/a	7,446
Q2 2014	3 541	883	96	0	702	1 304	n/a	n/a	n/a	6,526
% Change	1.6	9.6	62.5	n/a	28.2	39.6	n/a	n/a	n/a	14.1
Year-to-date 2015	6,876	1,825	279	12	1,737	2,871	n/a	n/a	n/a	13,600
Year-to-date 2014	6,654	1,743	197	0	1,401	2,832	n/a	n/a	n/a	12,827
% Change	3.3	4.7	41.6	n/a	24.0	1.4	n/a	n/a	n/a	6.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Prairie Region 2005 - 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	22,253	4,886	924	30	4,818	10,973	382	5,225	5,569	55,067
% Change	-0.8	14.7	52.5	-9.1	0.6	23.8	25.7	7.4	-0.9	6.4
2013	22,429	4,258	606	33	4,787	8,862	304	4,866	5,621	51,766
% Change	4.7	4.5	27.0	-62.5	21.8	3.9	-13.4	7.2	-21.4	2.3
2012	21,429	4,074	477	88	3,931	8,530	351	4,541	7,151	50,606
% Change	12.7	45.7	49.5	27.5	25.3	70.9	-11.8	66.9	33.0	30.4
2011	19,010	2,796	319	69	3,138	4,991	398	2,720	5,377	38,818
% Change	-8.4	10.5	20.8	53.3	11.2	32.2	130.1	18.9	-13.7	-0.2
2010	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Manitoba 2005 - 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	2,265	192	17	6	406	1,369	76	746	1,143	6,220
% Change	-17.0	-24.4	n/a	-57.1	-31.9	-0.1	117.1	-16.7	-27.2	-16.7
2013	2,729	254	0	14	596	1,370	35	896	1,571	7,465
% Change	10.0	86.8	-100.0	-30.0	70.3	55.0	**	-9.1	-32.7	3.1
2012	2,482	136	12	20	350	884	4	986	2,334	7,242
% Change	4.9	30.8	50.0	-41.2	22.4	151.9	-98.1	22.8	21.4	19.1
2011	2,367	104	8	34	286	351	207	803	1,923	6,083
% Change	3.6	33.3	166.7	6.3	37.5	-1.7	**	-17.6	0.1	3.3
2010	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Saskatchewan 2005 - 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	2,763	334	194	4	746	1,486	67	1,559	1,104	8,257
% Change	-19.0	-3.5	**	**	-21.6	20.1	-2.9	29.1	7.0	-0.4
2013	3,410	346	35	1	952	1,237	69	1,208	1,032	8,290
% Change	-9.5	-18.0	-67.3	-98.2	78.3	-37.7	-76.1	54.3	-49.1	-16.8
2012	3,767	422	107	55	534	1,984	289	783	2,027	9,968
% Change	25.6	134.4	-14.4	**	-8.2	108.0	73.1	19.4	49.7	41.8
2011	2,999	180	125	14	582	954	167	656	1,354	7,031
% Change	7.5	73.1	150.0	180.0	37.3	43.9	103.7	48.1	0.7	19.0
2010	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Alberta 2005 - 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2014	17,225	4,360	713	20	3,666	8,118	239	2,920	3,322	40,590
% Change	5.7	19.2	24.9	11.1	13.2	29.8	19.5	5.7	10.1	12.7
2013	16,290	3,658	571	18	3,239	6,255	200	2,762	3,018	36,011
% Change	7.3	4.0	59.5	38.5	6.3	10.5	**	-0.4	8.2	7.8
2012	15,180	3,516	358	13	3,047	5,662	58	2,772	2,790	33,396
% Change	11.3	40.0	92.5	-38.1	34.2	53.6	141.7	119.8	32.9	29.9
2011	13,644	2,512	186	21	2,270	3,686	24	1,261	2,100	25,704
% Change	-13.0	7.0	-11.8	162.5	3.7	33.8	-61.3	44.9	-29.2	-5.1
2010	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba Second Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	% Change
Centres 100,000+											
Winnipeg	439	547	52	46	140	179	407	579	1,038	1,351	-23.2
Centres 50,000 - 99,999											
Brandon	20	24	2	6	28	0	32	70	82	100	-18.0
Centres 10,000 - 49,999											
Hanover RM	9	40	0	2	0	0	0	0	9	42	-78.6
Portage la Prairie	1	3	0	0	4	4	0	0	5	7	-28.6
St. Andrews	3	8	0	0	0	0	0	0	3	8	-62.5
Steinbach	7	26	4	14	0	3	0	36	11	79	-86.1
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Winkler	3	11	0	0	0	0	12	0	15	11	36.4
Total Manitoba (10,000+)	482	659	58	68	172	186	451	685	1,163	1,598	-27.2

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Winnipeg	764	872	90	72	223	242	746	665	1,823	1,851	-1.5
Centres 50,000 - 99,999											
Brandon	28	43	8	6	28	0	74	79	138	128	7.8
Centres 10,000 - 49,999											
Hanover RM	16	53	2	8	0	0	0	0	18	61	-70.5
Portage la Prairie	6	3	2	0	4	4	0	8	12	15	-20.0
St. Andrews	10	11	0	0	0	0	0	0	10	11	-9.1
Steinbach	8	31	6	18	0	3	0	54	14	106	-86.8
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Winkler	4	13	0	0	0	0	12	0	16	13	23.1
Total Manitoba (10,000+)	836	1,026	108	104	255	249	832	806	2,031	2,185	-7.0

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Second Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	% Change
Centres 100,000+											
Regina	151	187	30	92	50	87	320	217	551	583	-5.5
Saskatoon	323	559	24	38	136	122	102	440	585	1,159	-49.5
Centres 10,000 - 49,999											
Estevan	7	23	0	8	4	0	0	4	11	35	-68.6
Lloydminster	7	47	0	0	9	12	0	0	16	59	-72.9
Moose Jaw	21	21	0	0	0	0	24	0	45	21	114.3
North Battleford	8	3	0	4	3	0	0	0	11	7	57.1
Prince Albert	16	28	4	4	0	7	28	6	48	45	6.7
Swift Current	9	21	2	0	6	0	0	91	17	112	-84.8
Weyburn	0	16	0	0	0	4	0	40	0	60	-100.0
Yorkton	6	14	0	4	5	0	0	0	11	18	-38.9
Total Saskatchewan (10,000+)	548	919	60	150	213	232	474	798	1,295	2,099	-38.3

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Regina	232	352	52	150	54	121	477	331	815	954	-14.6
Saskatoon	498	778	52	78	162	150	452	753	1,164	1,759	-33.8
Centres 10,000 - 49,999											
Estevan	7	24	0	8	4	0	0	59	11	91	-87.9
Lloydminster	12	65	0	0	9	60	0	0	21	125	-83.2
Moose Jaw	27	24	0	2	0	39	24	36	51	101	-49.5
North Battleford	13	3	0	4	3	0	22	8	38	15	153.3
Prince Albert	22	31	6	4	0	10	28	6	56	51	9.8
Swift Current	11	31	8	0	6	0	0	91	25	122	-79.5
Weyburn	0	18	2	0	0	10	0	40	2	68	-97.1
Yorkton	6	15	4	4	5	0	0	0	15	19	-21.1
Total Saskatchewan (10,000+)	828	1,341	124	250	243	390	1,003	1,324	2,198	3,305	-33.5

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta Second Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	% Change
Centres 100,000+											
Calgary	972	1,863	318	374	562	721	1,599	2,071	3,451	5,029	-31.4
Edmonton	1,598	1,628	760	792	429	430	1,049	1,125	3,836	3,975	-3.5
Centres 50,000 - 99,999											
Grande Prairie	20	102	6	28	0	10	4	0	30	140	-78.6
Lethbridge	158	132	8	10	50	24	86	0	302	166	81.9
Medicine Hat	46	52	8	10	0	8	4	0	58	70	-17.1
Red Deer	38	104	4	12	8	55	136	15	186	186	0.0
Wood Buffalo	5	35	0	18	0	17	0	0	5	70	-92.9
Centres 10,000 - 49,999											
Bonnyville MD	16	39	0	0	0	0	0	0	16	39	-59.0
Brooks	13	17	0	0	0	0	0	0	13	17	-23.5
Camrose	9	22	6	6	4	28	4	0	23	56	-58.9
Canmore	1	3	2	2	7	4	18	6	28	15	86.7
Clearwater County MD	26	21	0	0	0	0	0	0	26	21	23.8
Cold Lake	2	10	0	2	0	0	0	0	2	12	-83.3
Foothills No 31 MD	32	27	8	0	0	0	0	0	40	27	48.1
Grande Prairie County No.1	90	70	12	10	0	8	0	0	102	88	15.9
High River	7	6	2	2	0	0	0	0	9	8	12.5
Lac Ste.Anne County	32	32	0	0	0	0	0	0	32	32	0.0
Lacombe	13	7	12	6	4	0	0	0	29	13	123.1
Lacombe County CM	25	11	0	0	0	0	0	0	25	11	127.3
Lloydminster	21	42	0	0	0	0	0	150	21	192	-89.1
Mackenzie No 23 MD	50	0	2	0	0	0	0	0	52	0	n/a
Mountain View County MD	8	11	0	0	0	0	0	0	8	11	-27.3
Okotoks	55	65	0	0	0	0	0	0	55	65	-15.4
Red Deer County CM	19	42	0	0	0	0	0	1	19	43	-55.8
Strathmore	19	10	6	2	6	0	5	0	36	12	200.0
Sylvan Lake	28	39	4	4	4	13	0	0	36	56	-35.7
Wetaskiwin County No 10 CM	23	27	0	0	0	0	0	0	23	27	-14.8
Wetaskiwin	3	5	0	0	0	0	0	0	3	5	-40.0
Yellowhead County MD	16	21	0	0	0	0	0	0	16	21	-23.8
Total Alberta (10,000+)	3,345	4,443	1,158	1,278	1,074	1,318	2,905	3,368	8,482	10,407	-18.5

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Calgary	2,161	3,323	564	736	1,024	1,225	2,879	4,010	6,628	9,294	-28.7
Edmonton	3,020	2,937	1,344	1,322	1,041	544	3,936	1,487	9,341	6,290	48.5
Centres 50,000 - 99,999											
Grande Prairie	46	148	22	28	0	10	8	0	76	186	-59.1
Lethbridge	253	216	20	28	96	57	86	4	455	305	49.2
Medicine Hat	80	81	12	16	4	8	4	40	100	145	-31.0
Red Deer	130	186	10	24	16	77	232	184	388	471	-17.6
Wood Buffalo	42	56	14	40	10	29	79	64	145	189	-23.3
Centres 10,000 - 49,999											
Bonnyville MD	28	55	0	0	0	0	0	0	28	55	-49.1
Brooks	17	22	0	0	10	0	4	0	31	22	40.9
Camrose	23	31	10	12	16	28	4	0	53	71	-25.4
Canmore	1	4	2	2	29	8	32	6	64	20	**
Clearwater County MD	32	28	0	0	0	0	0	0	32	28	14.3
Cold Lake	22	47	2	4	5	0	53	28	82	79	3.8
Foothills No 31 MD	61	51	12	2	0	0	0	0	73	53	37.7
Grande Prairie County No.1	149	139	12	10	0	8	0	0	161	157	2.5
High River	17	16	2	2	0	0	0	0	19	18	5.6
Lac Ste.Anne County	36	49	0	2	0	0	0	0	36	51	-29.4
Lacombe	24	17	12	8	4	0	0	0	40	25	60.0
Lacombe County CM	33	22	0	0	0	0	0	0	33	22	50.0
Lloydminster	35	84	0	0	0	0	0	150	35	234	-85.0
Mackenzie No 23 MD	75	8	6	0	0	7	0	0	81	15	**
Mountain View County MD	12	23	0	0	0	0	0	0	12	23	-47.8
Okotoks	113	99	0	0	16	0	0	0	129	99	30.3
Red Deer County CM	29	49	0	0	0	0	0	1	29	50	-42.0
Strathmore	27	16	12	4	14	0	5	0	58	20	190.0
Sylvan Lake	64	59	8	4	17	35	0	24	89	122	-27.0
Wetaskiwin County No 10 CM	27	34	0	0	0	0	0	0	27	34	-20.6
Wetaskiwin	7	6	0	0	0	0	0	0	7	6	16.7
Yellowhead County MD	25	53	0	0	0	0	0	0	25	53	-52.8
Total Alberta (10,000+)	6,589	7,859	2,064	2,244	2,302	2,036	7,322	5,998	18,277	18,137	0.8

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba Second Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Winnipeg	82	161	58	18	112	389	295	190
Centres 50,000 - 99,999								
Brandon	28	0	0	0	0	4	32	66
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	4	4	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	3	0	0	0	24	0	12
Thompson	0	0	0	0	0	0	0	0
Winkler	0	0	0	0	12	0	0	0
Total Manitoba (10,000+)	114	168	58	18	124	417	327	268

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	117	218	106	24	159	475	587	190
Centres 50,000 - 99,999								
Brandon	28	0	0	0	0	13	74	66
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	4	4	0	0	0	0	0	8
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	3	0	0	0	42	0	12
Thompson	0	0	0	0	0	0	0	0
Winkler	0	0	0	0	12	0	0	0
Total Manitoba (10,000+)	149	225	106	24	171	530	661	276

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan Second Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Regina	50	87	0	0	25	139	295	78
Saskatoon	136	118	0	4	78	270	24	170
Centres 10,000 - 49,999								
Estevan	4	0	0	0	0	4	0	0
Lloydminster	9	8	0	4	0	0	0	0
Moose Jaw	0	0	0	0	24	0	0	0
North Battleford	3	0	0	0	0	0	0	0
Prince Albert	0	0	0	7	28	0	0	6
Swift Current	6	0	0	0	0	91	0	0
Weyburn	0	4	0	0	0	36	0	4
Yorkton	0	0	5	0	0	0	0	0
Total Saskatchewan (10,000+)	208	217	5	15	155	540	319	258

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	54	121	0	0	72	147	405	184
Saskatoon	162	146	0	4	309	469	143	284
Centres 10,000 - 49,999								
Estevan	4	0	0	0	0	59	0	0
Lloydminster	9	56	0	4	0	0	0	0
Moose Jaw	0	23	0	16	24	0	0	36
North Battleford	3	0	0	0	22	0	0	8
Prince Albert	0	0	0	10	28	0	0	6
Swift Current	6	0	0	0	0	91	0	0
Weyburn	0	10	0	0	0	36	0	4
Yorkton	0	0	5	0	0	0	0	0
Total Saskatchewan (10,000+)	238	356	5	34	455	802	548	522

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Calgary	562	721	0	0	1,299	2,004	300	67
Edmonton	347	430	82	0	701	745	348	380
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	10	4	0	0	0
Lethbridge	50	24	0	0	82	0	4	0
Medicine Hat	0	4	0	4	4	0	0	0
Red Deer	8	55	0	0	0	0	136	12
Wood Buffalo	0	17	0	0	0	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	4	0	20	4	0	0	0
Canmore	7	4	0	0	2	6	16	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	8	0	0	0	0	0	0
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	0	4	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	150
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	1
Strathmore	6	0	0	0	5	0	0	0
Sylvan Lake	4	13	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	988	1,280	86	34	2,101	2,755	804	610

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	1,024	1,225	0	0	2,579	3,793	300	217
Edmonton	959	544	82	0	2,607	941	1,329	546
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	10	6	0	2	0
Lethbridge	96	57	0	0	82	4	4	0
Medicine Hat	4	4	0	4	4	40	0	0
Red Deer	16	77	0	0	0	0	232	181
Wood Buffalo	10	25	0	4	79	64	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	6	0	4	0	0	0	4	0
Camrose	16	4	0	20	4	0	0	0
Canmore	29	8	0	0	16	6	16	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	5	0	0	28	53	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	8	0	0	0	0	0	0
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	0	4	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	150
Mackenzie No 23 MD	0	0	0	7	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	16	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	1
Strathmore	14	0	0	0	5	0	0	0
Sylvan Lake	17	35	0	0	0	24	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	2,207	1,987	95	45	5,382	4,900	1,940	1,095

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Second Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Winnipeg	491	586	194	557	353	208	1,038	1,351
Centres 50,000 - 99,999								
Brandon	22	28	28	6	32	66	82	100
Centres 10,000 - 49,999								
Hanover RM	9	42	0	0	0	0	9	42
Portage la Prairie	1	3	4	4	0	0	5	7
St. Andrews	3	8	0	0	0	0	3	8
Steinbach	11	43	0	24	0	12	11	79
Thompson	0	0	0	0	0	0	0	0
Winkler	3	11	12	0	0	0	15	11
Total Manitoba (10,000+)	540	721	238	591	385	286	1,163	1,598

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	854	934	276	703	693	214	1,823	1,851
Centres 50,000 - 99,999								
Brandon	34	47	30	15	74	66	138	128
Centres 10,000 - 49,999								
Hanover RM	18	61	0	0	0	0	18	61
Portage la Prairie	8	3	4	4	0	8	12	15
St. Andrews	10	11	0	0	0	0	10	11
Steinbach	14	52	0	42	0	12	14	106
Thompson	0	0	0	0	0	0	0	0
Winkler	4	13	12	0	0	0	16	13
Total Manitoba (10,000+)	942	1,121	322	764	767	300	2,031	2,185

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Second Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Regina	187	290	69	200	295	93	551	583
Saskatoon	454	611	107	374	24	174	585	1,159
Centres 10,000 - 49,999								
Estevan	7	31	4	4	0	0	11	35
Lloydminster	7	47	9	8	0	4	16	59
Moose Jaw	21	21	24	0	0	0	45	21
North Battleford	8	7	3	0	0	0	11	7
Prince Albert	20	29	28	3	0	13	48	45
Swift Current	11	21	6	91	0	0	17	112
Weyburn	0	16	0	40	0	4	0	60
Yorkton	6	18	0	0	5	0	11	18
Total Saskatchewan (10,000+)	721	1,091	250	720	324	288	1,295	2,099

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	284	497	118	250	413	207	815	954
Saskatoon	655	849	366	621	143	289	1,164	1,759
Centres 10,000 - 49,999								
Estevan	7	32	4	59	0	0	11	91
Lloydminster	12	69	9	52	0	4	21	125
Moose Jaw	27	26	24	23	0	52	51	101
North Battleford	13	7	25	0	0	8	38	15
Prince Albert	28	32	28	3	0	16	56	51
Swift Current	19	31	6	91	0	0	25	122
Weyburn	2	18	0	46	0	4	2	68
Yorkton	10	19	0	0	5	0	15	19
Total Saskatchewan (10,000+)	1,057	1,580	580	1,145	561	580	2,198	3,305

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
Second Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Calgary	1,368	2,239	1,783	2,723	300	67	3,451	5,029
Edmonton	2,470	2,528	936	1,067	430	380	3,836	3,975
Centres 50,000 - 99,999								
Grande Prairie	30	130	0	0	0	10	30	140
Lethbridge	198	141	100	25	4	0	302	166
Medicine Hat	54	60	4	6	0	4	58	70
Red Deer	42	148	8	23	136	12	186	186
Wood Buffalo	5	63	0	7	0	0	5	70
Centres 10,000 - 49,999								
Bonnyville MD	16	39	0	0	0	0	16	39
Brooks	13	17	0	0	0	0	13	17
Camrose	19	32	4	0	0	20	23	56
Canmore	3	5	9	10	16	0	28	15
Clearwater County MD	26	21	0	0	0	0	26	21
Cold Lake	2	12	0	0	0	0	2	12
Foothills No 31 MD	40	27	0	0	0	0	40	27
Grande Prairie County No.1	102	88	0	0	0	0	102	88
High River	9	8	0	0	0	0	9	8
Lac Ste.Anne County	32	32	0	0	0	0	32	32
Lacombe	25	9	0	4	4	0	29	13
Lacombe County CM	25	11	0	0	0	0	25	11
Lloydminster	20	36	1	6	0	150	21	192
Mackenzie No 23 MD	52	0	0	0	0	0	52	0
Mountain View County MD	8	11	0	0	0	0	8	11
Okotoks	55	65	0	0	0	0	55	65
Red Deer County CM	19	42	0	0	0	1	19	43
Strathmore	31	12	5	0	0	0	36	12
Sylvan Lake	36	53	0	3	0	0	36	56
Wetaskiwin County No 10 CM	23	27	0	0	0	0	23	27
Wetaskiwin	3	5	0	0	0	0	3	5
Yellowhead County MD	16	21	0	0	0	0	16	21
Total Alberta (10,000+)	4,742	5,882	2,850	3,874	890	644	8,482	10,407

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
January - June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	2,839	4,059	3,489	5,018	300	217	6,628	9,294
Edmonton	4,621	4,380	3,309	1,364	1,411	546	9,341	6,290
Centres 50,000 - 99,999								
Grande Prairie	74	176	0	0	2	10	76	186
Lethbridge	311	243	140	62	4	0	455	305
Medicine Hat	92	95	8	46	0	4	100	145
Red Deer	140	252	16	35	232	181	388	471
Wood Buffalo	56	114	89	71	0	4	145	189
Centres 10,000 - 49,999								
Bonnyville MD	28	55	0	0	0	0	28	55
Brooks	23	22	0	0	8	0	31	22
Camrose	49	43	4	4	0	20	53	71
Canmore	3	6	45	14	16	0	64	20
Clearwater County MD	32	28	0	0	0	0	32	28
Cold Lake	24	51	0	28	58	0	82	79
Foothills No 31 MD	73	53	0	0	0	0	73	53
Grande Prairie County No.1	161	157	0	0	0	0	161	157
High River	19	18	0	0	0	0	19	18
Lac Ste.Anne County	36	51	0	0	0	0	36	51
Lacombe	36	21	0	4	4	0	40	25
Lacombe County CM	33	22	0	0	0	0	33	22
Lloydminster	34	78	1	6	0	150	35	234
Mackenzie No 23 MD	81	8	0	0	0	7	81	15
Mountain View County MD	12	23	0	0	0	0	12	23
Okotoks	113	99	16	0	0	0	129	99
Red Deer County CM	29	49	0	0	0	1	29	50
Strathmore	53	20	5	0	0	0	58	20
Sylvan Lake	89	87	0	35	0	0	89	122
Wetaskiwin County No 10 CM	27	34	0	0	0	0	27	34
Wetaskiwin	7	6	0	0	0	0	7	6
Yellowhead County MD	25	53	0	0	0	0	25	53
Total Alberta (10,000+)	9,120	10,303	7,122	6,687	2,035	1,140	18,277	18,137

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba Second Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	% Change
Centres 100,000+											
Winnipeg	526	430	42	16	95	78	514	232	1,177	756	55.7
Centres 50,000 - 99,999											
Brandon	26	14	4	2	22	26	24	108	76	150	-49.3
Centres 10,000 - 49,999											
Hanover RM	18	22	0	4	0	0	0	0	18	26	-30.8
Portage la Prairie	3	0	0	0	0	4	0	8	3	12	-75.0
St. Andrews	4	5	0	0	0	0	0	0	4	5	-20.0
Steinbach	8	10	0	10	8	4	24	63	40	87	-54.0
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Winkler	8	13	4	4	3	8	0	0	15	25	-40.0
Total Manitoba (10,000+)	593	494	50	36	128	120	562	411	1,333	1,061	25.6

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Winnipeg	987	881	84	50	135	125	832	477	2,038	1,533	32.9
Centres 50,000 - 99,999											
Brandon	44	38	6	4	33	38	50	112	133	192	-30.7
Centres 10,000 - 49,999											
Hanover RM	35	63	8	12	0	0	0	8	43	83	-48.2
Portage la Prairie	4	3	0	0	0	4	0	8	4	15	-73.3
St. Andrews	14	18	0	0	0	0	0	0	14	18	-22.2
Steinbach	24	27	2	18	8	4	24	63	58	112	-48.2
Thompson	6	1	0	0	0	0	0	0	6	1	**
Winkler	17	41	8	20	3	15	0	0	28	76	-63.2
Total Manitoba (10,000+)	1,131	1,072	108	104	179	186	906	668	2,324	2,030	14.5

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan Second Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	% Change
Centres 100,000+											
Regina	160	358	40	60	104	121	419	684	723	1,223	-40.9
Saskatoon	354	388	48	86	57	112	322	100	781	686	13.8
Centres 10,000 - 49,999											
Estevan	7	13	0	4	4	0	0	55	11	72	-84.7
Lloydminster	6	31	0	0	0	46	0	0	6	77	-92.2
Moose Jaw	13	10	0	2	0	0	0	0	13	12	8.3
North Battleford	6	3	0	2	0	0	0	0	6	5	20.0
Prince Albert	19	14	8	2	4	3	0	32	31	51	-39.2
Swift Current	4	14	4	0	0	0	0	0	8	14	0.0
Weyburn	1	6	0	2	0	10	0	0	1	18	0.0
Yorkton	3	12	2	2	0	0	0	0	5	14	0.0
Total Saskatchewan (10,000+)	573	849	102	160	169	292	741	871	1,585	2,172	0.0

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan January - June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Regina	337	546	66	90	167	196	636	871	1,206	1,703	-29.2
Saskatoon	761	834	100	146	205	134	440	266	1,506	1,380	9.1
Centres 10,000 - 49,999											
Estevan	22	24	4	8	4	0	8	55	38	87	-56.3
Lloydminster	22	65	0	0	11	81	79	0	112	146	-23.3
Moose Jaw	32	29	0	2	22	28	54	0	108	59	83.1
North Battleford	18	13	2	2	5	0	0	0	25	15	66.7
Prince Albert	34	31	12	2	4	3	0	32	50	68	-26.5
Swift Current	12	26	6	0	4	0	0	0	22	26	0.0
Weyburn	3	11	6	4	6	17	22	48	37	80	0.0
Yorkton	11	27	4	4	0	0	45	0	60	31	0.0
Total Saskatchewan (10,000+)	1,252	1,606	200	258	428	459	1,284	1,272	3,164	3,595	0.0

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
Second Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	% Change
Centres 100,000+											
Calgary	1,357	1,463	368	314	744	436	1,503	1,151	3,972	3,364	18.1
Edmonton	1,750	1,449	644	530	231	218	1,108	1,086	3,733	3,283	13.7
Centres 50,000 - 99,999											
Grande Prairie	102	102	10	12	9	49	106	111	227	274	-17.2
Lethbridge	197	113	20	8	3	0	0	14	220	135	63.0
Medicine Hat	58	51	2	4	0	0	0	16	60	71	-15.5
Red Deer	108	76	6	20	66	29	11	0	191	125	52.8
Wood Buffalo	97	93	24	22	17	24	78	0	216	139	55.4
Centres 10,000 - 49,999											
Bonnyville MD	17	27	0	0	0	0	0	0	17	27	-37.0
Brooks	17	9	0	0	0	0	0	12	17	21	-19.0
Camrose	13	8	8	8	12	8	0	0	33	24	37.5
Canmore	0	5	0	0	12	14	10	0	22	19	15.8
Clearwater County MD	12	12	0	0	0	0	0	0	12	12	0.0
Cold Lake	15	33	2	2	72	12	244	48	333	95	**
Foothills No 31 MD	31	17	6	0	0	0	0	0	37	17	117.6
Grande Prairie County No.1	66	62	2	0	0	4	0	0	68	66	3.0
High River	11	14	0	0	24	0	0	0	35	14	150.0
Lac Ste.Anne County	12	27	0	2	0	0	0	0	12	29	-58.6
Lacombe	16	7	4	0	7	4	0	0	27	11	145.5
Lacombe County CM	24	12	0	0	0	0	0	0	24	12	100.0
Lloydminster	33	37	0	0	0	0	0	0	33	37	-10.8
Mackenzie No 23 MD	31	11	2	0	0	0	0	0	33	11	200.0
Mountain View County MD	5	15	0	0	0	0	0	0	5	15	-66.7
Okotoks	50	61	0	0	0	0	0	0	50	61	-18.0
Red Deer County CM	14	21	0	0	0	8	0	1	14	30	-53.3
Strathmore	12	5	10	4	8	0	5	4	35	13	169.2
Sylvan Lake	27	26	6	0	14	0	0	0	47	26	80.8
Wetaskiwin County No 10 CM	12	15	0	0	0	0	0	0	12	15	-20.0
Wetaskiwin	4	1	0	0	0	0	0	0	4	1	**
Yellowhead County MD	9	24	0	0	0	0	0	0	9	24	-62.5
Total Alberta (10,000+)	4,100	3,796	1,114	926	1,219	806	3,065	2,443	9,498	7,971	19.2

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Calgary	2,755	2,879	662	616	1,228	868	2,466	2,783	7,111	7,146	-0.5
Edmonton	3,416	2,826	1,232	1,070	685	417	2,201	1,822	7,534	6,135	22.8
Centres 50,000 - 99,999											
Grande Prairie	130	181	12	16	9	49	122	111	273	357	-23.5
Lethbridge	289	199	28	22	32	20	2	47	351	288	21.9
Medicine Hat	98	86	4	4	0	0	0	16	102	106	-3.8
Red Deer	208	151	14	38	70	51	11	0	303	240	26.3
Wood Buffalo	153	171	38	42	30	52	241	0	462	265	74.3
Centres 10,000 - 49,999											
Bonnyville MD	47	64	0	0	0	0	0	0	47	64	-26.6
Brooks	28	21	0	0	0	0	0	12	28	33	-15.2
Camrose	31	24	14	10	19	8	0	0	64	42	52.4
Canmore	5	8	8	2	16	18	15	0	44	28	57.1
Clearwater County MD	28	28	0	0	0	0	0	0	28	28	0.0
Cold Lake	41	59	8	2	77	16	244	48	370	125	196.0
Foothills No 31 MD	70	55	8	0	0	0	0	0	78	55	41.8
Grande Prairie County No.1	139	97	10	0	0	4	0	0	149	101	47.5
High River	19	21	0	0	44	0	0	0	63	21	200.0
Lac Ste.Anne County	21	47	0	2	0	0	0	0	21	49	-57.1
Lacombe	28	23	6	4	10	15	0	0	44	42	4.8
Lacombe County CM	43	24	4	0	0	0	0	0	47	24	95.8
Lloydminster	82	76	0	0	0	7	0	0	82	83	-1.2
Mackenzie No 23 MD	60	31	6	0	0	0	0	0	66	31	112.9
Mountain View County MD	21	39	0	0	0	0	0	0	21	39	-46.2
Okotoks	87	91	0	0	0	0	0	0	87	91	-4.4
Red Deer County CM	39	41	0	0	0	8	0	1	39	50	-22.0
Strathmore	26	12	20	6	8	8	5	8	59	34	73.5
Sylvan Lake	68	55	6	0	29	7	8	0	111	62	79.0
Wetaskiwin County No 10 CM	21	32	0	0	0	0	0	0	21	32	-34.4
Wetaskiwin	8	4	0	0	0	0	0	0	8	4	100.0
Yellowhead County MD	27	46	0	0	0	0	0	0	27	46	-41.3
Total Alberta (10,000+)	7,988	7,391	2,080	1,834	2,257	1,548	5,315	4,848	17,640	15,621	12.9

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
Second Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Winnipeg	53	78	42	0	211	222	303	10
Centres 50,000 - 99,999								
Brandon	19	26	3	0	0	18	24	90
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	4	0	0	0	0	0	8
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	4	8	0	24	63	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	3	0	0	8	0	0	0	0
Total Manitoba (10,000+)	75	112	53	8	235	303	327	108

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	93	119	42	6	385	388	447	89
Centres 50,000 - 99,999								
Brandon	23	38	10	0	0	18	50	94
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	8
Portage la Prairie	0	4	0	0	0	0	0	8
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	4	8	0	24	63	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	3	7	0	8	0	0	0	0
Total Manitoba (10,000+)	119	172	60	14	409	469	497	199

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Second Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Regina	104	121	0	0	123	263	296	421
Saskatoon	45	112	12	0	57	100	265	0
Centres 10,000 - 49,999								
Estevan	4	0	0	0	0	55	0	0
Lloydminster	0	46	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	4	0	0	3	0	22	0	10
Swift Current	0	0	0	0	0	0	0	0
Weyburn	0	6	0	4	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	157	285	12	7	180	440	561	431

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	167	196	0	0	237	343	399	528
Saskatoon	193	134	12	0	171	266	269	0
Centres 10,000 - 49,999								
Estevan	4	0	0	0	8	55	0	0
Lloydminster	11	81	0	0	0	0	79	0
Moose Jaw	6	0	16	28	12	0	42	0
North Battleford	5	0	0	0	0	0	0	0
Prince Albert	4	0	0	3	0	22	0	10
Swift Current	4	0	0	0	0	0	0	0
Weyburn	6	13	0	4	16	48	6	0
Yorkton	0	0	0	0	45	0	0	0
Total Saskatchewan (10,000+)	400	424	28	35	489	734	795	538

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Calgary	744	436	0	0	1,232	1,041	271	110
Edmonton	195	218	36	0	774	258	334	828
Centres 50,000 - 99,999								
Grande Prairie	0	10	9	39	36	0	70	111
Lethbridge	3	0	0	0	0	14	0	0
Medicine Hat	0	0	0	0	0	16	0	0
Red Deer	66	29	0	0	0	0	11	0
Wood Buffalo	17	24	0	0	0	0	78	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	12
Camrose	4	4	8	4	0	0	0	0
Canmore	12	14	0	0	10	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	4	8	68	4	18	40	226	8
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	4	0	0	0	0	0	0
High River	24	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	4	7	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	8	0	0	0	0	0	1
Strathmore	8	0	0	0	5	4	0	0
Sylvan Lake	14	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,091	759	128	47	2,075	1,373	990	1,070

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	1,228	868	0	0	1,965	2,154	501	629
Edmonton	611	411	74	6	1,028	594	1,173	1,228
Centres 50,000 - 99,999								
Grande Prairie	0	10	9	39	42	0	80	111
Lethbridge	32	20	0	0	2	18	0	29
Medicine Hat	0	0	0	0	0	16	0	0
Red Deer	70	48	0	3	0	0	11	0
Wood Buffalo	25	52	5	0	163	0	78	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	12
Camrose	8	4	11	4	0	0	0	0
Canmore	16	18	0	0	15	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	4	8	73	8	18	40	226	8
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	4	0	0	0	0	0	0
High River	44	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	15	10	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	4	0	3	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	8	0	0	0	0	0	1
Strathmore	8	8	0	0	5	8	0	0
Sylvan Lake	29	7	0	0	8	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	2,075	1,485	182	63	3,246	2,830	2,069	2,018

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba Second Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Winnipeg	562	440	263	304	352	12	1,177	756
Centres 50,000 - 99,999								
Brandon	26	16	23	44	27	90	76	150
Centres 10,000 - 49,999								
Hanover RM	18	26	0	0	0	0	18	26
Portage la Prairie	3	0	0	4	0	8	3	12
St. Andrews	4	5	0	0	0	0	4	5
Steinbach	8	20	24	67	8	0	40	87
Thompson	0	0	0	0	0	0	0	0
Winkler	12	17	3	0	0	8	15	25
Total Manitoba (10,000+)	633	524	313	419	387	118	1,333	1,061

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	1,067	922	475	514	496	97	2,038	1,533
Centres 50,000 - 99,999								
Brandon	45	42	28	56	60	94	133	192
Centres 10,000 - 49,999								
Hanover RM	43	75	0	0	0	8	43	83
Portage la Prairie	4	3	0	4	0	8	4	15
St. Andrews	14	18	0	0	0	0	14	18
Steinbach	26	45	24	67	8	0	58	112
Thompson	6	1	0	0	0	0	6	1
Winkler	25	61	3	7	0	8	28	76
Total Manitoba (10,000+)	1,230	1,167	530	648	564	215	2,324	2,030

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Second Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Regina	209	391	204	388	310	444	723	1,223
Saskatoon	394	464	108	213	279	9	781	686
Centres 10,000 - 49,999								
Estevan	7	17	4	55	0	0	11	72
Lloydminster	6	31	0	46	0	0	6	77
Moose Jaw	13	12	0	0	0	0	13	12
North Battleford	6	5	0	0	0	0	6	5
Prince Albert	25	14	6	24	0	13	31	51
Swift Current	8	14	0	0	0	0	8	14
Weyburn	1	6	0	8	0	4	1	18
Yorkton	5	14	0	0	0	0	5	14
Total Saskatchewan (10,000+)	674	968	322	734	589	470	1,585	2,172

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	409	602	372	539	425	562	1,206	1,703
Saskatoon	834	962	386	405	286	13	1,506	1,380
Centres 10,000 - 49,999								
Estevan	26	32	12	55	0	0	38	87
Lloydminster	22	65	11	81	79	0	112	146
Moose Jaw	32	31	18	0	58	28	108	59
North Battleford	20	15	5	0	0	0	25	15
Prince Albert	43	31	7	24	0	13	50	68
Swift Current	18	26	4	0	0	0	22	26
Weyburn	9	11	22	65	6	4	37	80
Yorkton	15	31	45	0	0	0	60	31
Total Saskatchewan (10,000+)	1,428	1,806	882	1,169	854	620	3,164	3,595

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
Second Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014	Q2 2015	Q2 2014
Centres 100,000+								
Calgary	1,767	1,791	1,934	1,463	271	110	3,972	3,364
Edmonton	2,421	2,013	942	442	370	828	3,733	3,283
Centres 50,000 - 99,999								
Grande Prairie	148	114	0	10	79	150	227	274
Lethbridge	213	119	7	16	0	0	220	135
Medicine Hat	60	55	0	16	0	0	60	71
Red Deer	130	96	50	29	11	0	191	125
Wood Buffalo	121	115	17	24	78	0	216	139
Centres 10,000 - 49,999								
Bonnyville MD	17	27	0	0	0	0	17	27
Brooks	17	9	0	0	0	12	17	21
Camrose	25	16	0	4	8	4	33	24
Canmore	0	5	22	14	0	0	22	19
Clearwater County MD	12	12	0	0	0	0	12	12
Cold Lake	21	35	18	48	294	12	333	95
Foothills No 31 MD	37	17	0	0	0	0	37	17
Grande Prairie County No.1	68	66	0	0	0	0	68	66
High River	11	14	24	0	0	0	35	14
Lac Ste.Anne County	12	29	0	0	0	0	12	29
Lacombe	20	11	0	0	7	0	27	11
Lacombe County CM	24	12	0	0	0	0	24	12
Lloydminster	33	34	0	3	0	0	33	37
Mackenzie No 23 MD	33	11	0	0	0	0	33	11
Mountain View County MD	5	15	0	0	0	0	5	15
Okotoks	50	61	0	0	0	0	50	61
Red Deer County CM	14	21	0	8	0	1	14	30
Strathmore	30	9	5	4	0	0	35	13
Sylvan Lake	41	26	6	0	0	0	47	26
Wetaskiwin County No 10 CM	12	15	0	0	0	0	12	15
Wetaskiwin	4	1	0	0	0	0	4	1
Yellowhead County MD	9	24	0	0	0	0	9	24
Total Alberta (10,000+)	5,355	4,773	3,025	2,081	1,118	1,117	9,498	7,971

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	3,474	3,507	3,136	3,010	501	629	7,111	7,146
Edmonton	4,736	3,990	1,549	909	1,249	1,236	7,534	6,135
Centres 50,000 - 99,999								
Grande Prairie	184	197	0	10	89	150	273	357
Lethbridge	310	217	41	42	0	29	351	288
Medicine Hat	102	90	0	16	0	0	102	106
Red Deer	242	189	50	48	11	3	303	240
Wood Buffalo	199	213	180	52	83	0	462	265
Centres 10,000 - 49,999								
Bonnyville MD	47	64	0	0	0	0	47	64
Brooks	28	21	0	0	0	12	28	33
Camrose	53	32	0	6	11	4	64	42
Canmore	13	10	31	18	0	0	44	28
Clearwater County MD	28	28	0	0	0	0	28	28
Cold Lake	53	61	18	48	299	16	370	125
Foothills No 31 MD	78	55	0	0	0	0	78	55
Grande Prairie County No.1	149	101	0	0	0	0	149	101
High River	19	21	44	0	0	0	63	21
Lac Ste.Anne County	21	49	0	0	0	0	21	49
Lacombe	34	42	0	0	10	0	44	42
Lacombe County CM	47	24	0	0	0	0	47	24
Lloydminster	79	73	3	7	0	3	82	83
Mackenzie No 23 MD	66	31	0	0	0	0	66	31
Mountain View County MD	21	39	0	0	0	0	21	39
Okotoks	87	91	0	0	0	0	87	91
Red Deer County CM	39	41	0	8	0	1	39	50
Strathmore	54	18	5	16	0	0	59	34
Sylvan Lake	92	55	19	7	0	0	111	62
Wetaskiwin County No 10 CM	21	32	0	0	0	0	21	32
Wetaskiwin	8	4	0	0	0	0	8	4
Yellowhead County MD	27	46	0	0	0	0	27	46
Total Alberta (10,000+)	10,311	9,341	5,076	4,197	2,253	2,083	17,640	15,621

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
Second Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brandon[1]													
Q2 2015	1	3.2	9	29.0	8	25.8	8	25.8	5	16.1	31	384,900	394,639
Q2 2014	1	7.1	3	21.4	4	28.6	2	14.3	4	28.6	14	384,950	394,550
Year-to-date 2015	2	3.8	12	22.6	15	28.3	14	26.4	10	18.9	53	385,000	397,874
Year-to-date 2014	2	5.0	7	17.5	20	50.0	6	15.0	5	12.5	40	375,000	380,536
Winnipeg CMA													
Q2 2015	46	10.4	78	17.6	100	22.6	51	11.5	168	37.9	443	399,900	430,313
Q2 2014	51	11.8	33	7.6	60	13.9	97	22.5	191	44.2	432	434,504	430,586
Year-to-date 2015	75	9.1	115	13.9	193	23.4	136	16.5	306	37.1	825	402,000	433,278
Year-to-date 2014	88	10.5	81	9.6	148	17.6	174	20.7	349	41.5	840	420,900	429,259
Total Urban Centres in Manitoba (50,000+)													
Q2 2015	47	9.9	87	18.4	108	22.8	59	12.4	173	36.5	474	399,900	427,980
Q2 2014	52	11.7	36	8.1	64	14.3	99	22.2	195	43.7	446	430,600	429,455
Year-to-date 2015	77	8.8	127	14.5	208	23.7	150	17.1	316	36.0	878	400,000	431,141
Year-to-date 2014	90	10.2	88	10.0	168	19.1	180	20.5	354	40.2	880	420,900	427,044

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
Second Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q2 2015	7	4.1	31	18.0	27	15.7	32	18.6	75	43.6	172	479,950	529,328
Q2 2014	10	3.2	60	18.9	60	18.9	64	20.2	123	38.8	317	468,876	522,081
Year-to-date 2015	21	5.8	68	18.9	69	19.2	61	16.9	141	39.2	360	469,900	517,049
Year-to-date 2014	20	4.0	96	19.2	103	20.6	92	18.4	188	37.7	499	462,928	508,184
Saskatoon CMA													
Q2 2015	63	16.8	97	25.9	71	19.0	54	14.4	89	23.8	374	425,950	450,535
Q2 2014	75	16.9	82	18.5	116	26.1	69	15.5	102	23.0	444	434,170	446,748
Year-to-date 2015	122	18.1	167	24.8	126	18.7	95	14.1	164	24.3	674	424,900	453,272
Year-to-date 2014	176	21.0	148	17.6	197	23.5	126	15.0	193	23.0	840	429,900	444,966
Total Urban Centres in Saskatchewan (50,000+)													
Q2 2015	70	12.8	128	23.4	98	17.9	86	15.8	164	30.0	546	439,900	475,356
Q2 2014	85	11.2	142	18.7	176	23.1	133	17.5	225	29.6	761	444,900	478,128
Year-to-date 2015	143	13.8	235	22.7	195	18.9	156	15.1	305	29.5	1,034	439,900	475,477
Year-to-date 2014	196	14.6	244	18.2	300	22.4	218	16.3	381	28.5	1,339	439,900	468,525

Source: CMHC (Market Absorption Survey)
[1]This centre is new to our survey as of 2013

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta
Second Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q2 2015	3	4.0	22	29.3	15	20.0	11	14.7	24	32.0	75	440,000	449,473
Q2 2014	15	16.0	35	37.2	24	25.5	9	9.6	11	11.7	94	389,950	407,722
Year-to-date 2015	6	5.7	32	30.2	22	20.8	19	17.9	27	25.5	106	431,500	439,220
Year-to-date 2014	60	30.3	71	35.9	38	19.2	17	8.6	12	6.1	198	374,900	386,221
Lethbridge													
Q2 2015	55	33.5	30	18.3	32	19.5	17	10.4	30	18.3	164	391,950	425,655
Q2 2014	64	54.2	28	23.7	10	8.5	6	5.1	10	8.5	118	341,450	367,574
Year-to-date 2015	91	34.2	53	19.9	46	17.3	27	10.2	49	18.4	266	387,600	423,233
Year-to-date 2014	129	60.0	42	19.5	18	8.4	13	6.0	13	6.0	215	335,400	354,614
Medicine Hat													
Q2 2015	10	21.7	7	15.2	11	23.9	3	6.5	15	32.6	46	411,000	454,674
Q2 2014	20	42.6	10	21.3	4	8.5	0	0.0	13	27.7	47	359,000	423,244
Year-to-date 2015	23	28.8	14	17.5	17	21.3	6	7.5	20	25.0	80	404,000	428,359
Year-to-date 2014	40	42.6	23	24.5	9	9.6	1	1.1	21	22.3	94	358,500	405,924
Red Deer													
Q2 2015	10	9.9	14	13.9	10	9.9	12	11.9	55	54.5	101	519,900	547,197
Q2 2014	8	8.4	13	13.7	10	10.5	16	16.8	48	50.5	95	512,000	538,268
Year-to-date 2015	14	7.6	26	14.1	14	7.6	28	15.1	103	55.7	185	522,600	560,995
Year-to-date 2014	12	7.7	16	10.3	19	12.2	30	19.2	79	50.6	156	502,100	535,122
Wood Buffalo													
Q2 2015	0	0.0	0	0.0	0	0.0	0	0.0	70	100.0	70	868,500	886,013
Q2 2014	0	0.0	0	0.0	0	0.0	0	0.0	84	100.0	84	829,900	838,708
Year-to-date 2015	0	0.0	0	0.0	1	0.8	2	1.6	120	97.6	123	869,000	865,598
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	153	100.0	153	829,700	836,646
Calgary CMA													
Q2 2015	6	0.4	11	0.8	53	3.9	75	5.5	1,231	89.5	1,376	694,226	782,096
Q2 2014	62	4.1	181	12.0	220	14.5	217	14.3	834	55.1	1,514	517,639	606,786
Year-to-date 2015	22	0.8	61	2.2	137	5.0	158	5.7	2,377	86.3	2,755	673,339	764,871
Year-to-date 2014	154	5.3	376	12.9	398	13.7	409	14.1	1,573	54.1	2,910	515,000	612,690
Edmonton CMA													
Q2 2015	59	3.5	138	8.1	140	8.2	221	12.9	1,152	67.4	1,710	554,210	635,771
Q2 2014	94	6.3	236	15.7	229	15.3	244	16.3	698	46.5	1,501	493,170	542,360
Year-to-date 2015	119	3.7	294	9.1	349	10.8	464	14.3	2,019	62.2	3,245	538,600	612,857
Year-to-date 2014	197	7.1	409	14.7	413	14.9	449	16.2	1,310	47.2	2,778	494,151	552,361
Total Urban Centres in Alberta (50,000+)													
Q2 2015	143	4.0	222	6.3	261	7.4	339	9.6	2,577	72.8	3,542	592,300	679,010
Q2 2014	263	7.6	503	14.6	497	14.4	492	14.2	1,698	49.2	3,453	499,500	566,445
Year-to-date 2015	275	4.1	480	7.1	586	8.7	704	10.4	4,715	69.7	6,760	580,000	665,621
Year-to-date 2014	592	9.1	937	14.4	895	13.8	919	14.1	3,161	48.6	6,504	497,926	571,916

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba Second Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	609	-6.3	1,126	1,264	1,702	66.2	254,481	5.3	266,203
	February	728	0.7	1,111	1,377	1,816	61.2	257,016	-1.3	260,513
	March	983	10.6	1,098	1,889	1,879	58.4	269,865	2.9	262,746
	April	1,329	0.4	1,150	2,412	1,950	59.0	270,908	2.7	261,384
	May	1,694	2.1	1,180	2,867	1,980	59.6	279,668	4.2	265,563
	June	1,668	5.0	1,201	2,739	2,020	59.5	274,173	2.4	264,967
	July	1,555	4.6	1,210	2,445	2,152	56.2	264,171	3.6	267,054
	August	1,246	-8.3	1,183	2,256	2,063	57.3	262,685	3.7	268,071
	September	1,275	7.8	1,154	2,446	2,027	56.9	256,098	2.8	264,969
	October	1,184	-5.8	1,131	1,935	2,032	55.7	263,159	-0.4	263,555
	November	860	-8.2	1,171	1,381	2,133	54.9	261,180	2.2	267,237
	December	651	-4.3	1,067	864	2,119	50.4	263,072	-8.2	264,216
2015	January	627	3.0	1,179	1,623	2,251	52.4	252,434	-0.8	263,895
	February	707	-2.9	1,115	1,620	2,217	50.3	262,441	2.1	266,327
	March	1,096	11.5	1,184	2,544	2,426	48.8	272,344	0.9	266,448
	April	1,375	3.5	1,179	2,950	2,285	51.6	284,320	5.0	273,232
	May	1,582	-6.6	1,185	2,871	2,086	56.8	279,429	-0.1	266,036
	June	1,673	0.3	1,130	2,792	2,013	56.1	273,369	-0.3	265,369
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,691	2.6	3,531	8,018	5,950	59.3	275,232	3.1	263,999
	Q2 2015	4,630	-1.3	3,494	8,613	6,384	54.7	278,692	1.3	268,249
	YTD 2014	7,011	2.6		12,548			270,786	2.9	
	YTD 2015	7,060	0.7		14,400			273,747	1.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Saskatchewan Second Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	693	1.3	1,085	1,976	2,381	45.6	299,081	9.1	305,383
	February	831	6.3	1,095	2,050	2,445	44.8	293,368	4.4	295,368
	March	1,074	-0.6	1,113	2,517	2,382	46.7	304,428	4.6	299,777
	April	1,421	7.8	1,194	3,160	2,507	47.6	297,283	-0.6	284,911
	May	1,549	5.2	1,217	3,485	2,475	49.2	301,409	2.4	293,502
	June	1,539	5.8	1,225	3,089	2,439	50.2	301,741	3.3	296,219
	July	1,380	-8.2	1,089	3,159	2,604	41.8	304,816	6.9	302,696
	August	1,296	1.3	1,215	2,584	2,489	48.8	285,476	-0.5	289,146
	September	1,406	18.3	1,248	2,795	2,527	49.4	294,060	2.6	299,005
	October	1,156	-2.1	1,157	2,331	2,537	45.6	306,812	5.8	310,358
	November	844	-9.1	1,137	1,742	2,683	42.4	295,487	1.6	300,163
	December	674	2.0	1,096	1,196	2,658	41.2	291,524	4.6	298,780
2015	January	541	-21.9	895	2,083	2,601	34.4	294,885	-1.4	301,124
	February	700	-15.8	954	2,075	2,513	38.0	298,574	1.8	299,847
	March	1,010	-6.0	994	2,907	2,626	37.9	292,847	-3.8	289,002
	April	1,210	-14.8	1,042	3,300	2,601	40.1	304,433	2.4	293,726
	May	1,350	-12.8	1,115	3,421	2,563	43.5	304,356	1.0	296,997
	June	1,501	-2.5	1,090	3,273	2,505	43.5	302,741	0.3	297,411
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,509	6.2	3,636	9,734	7,421	49.0	300,222	1.8	291,596
	Q2 2015	4,061	-9.9	3,247	9,994	7,669	42.3	303,782	1.2	296,086
	YTD 2014	7,107	4.6		16,277			299,945	3.2	
	YTD 2015	6,312	-11.2		17,059			300,692	0.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Alberta Second Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	3,681	5.6	5,487	7,670	8,323	65.9	388,073	7.3	398,705
	February	4,727	4.8	5,517	7,871	8,326	66.3	405,439	7.1	400,110
	March	6,436	14.8	5,894	10,334	8,940	65.9	402,933	4.3	397,853
	April	7,304	12.4	6,030	11,690	9,163	65.8	398,105	5.1	391,977
	May	8,162	13.2	6,345	13,623	9,641	65.8	405,294	5.1	396,381
	June	7,782	14.3	6,180	11,841	9,556	64.7	407,166	5.5	399,206
	July	7,194	5.0	6,081	10,781	9,427	64.5	395,552	4.2	396,869
	August	6,354	3.8	6,364	9,571	9,602	66.3	397,701	4.2	402,417
	September	6,280	10.3	6,214	9,261	8,922	69.6	399,810	4.9	402,467
	October	6,087	8.9	6,387	8,400	9,497	67.3	400,027	6.1	404,555
	November	4,699	3.0	6,281	6,005	9,695	64.8	407,071	5.7	408,169
	December	3,067	-2.2	5,001	4,008	9,968	50.2	390,528	2.6	398,992
2015	January	2,642	-28.2	4,225	9,350	10,264	41.2	381,757	-1.6	390,373
	February	3,445	-27.1	4,202	8,750	9,335	45.0	385,804	-4.8	382,879
	March	5,131	-20.3	4,637	10,543	8,861	52.3	398,856	-1.0	390,914
	April	5,623	-23.0	4,700	10,759	8,500	55.3	397,811	-0.1	394,053
	May	6,338	-22.3	5,051	10,920	8,261	61.1	405,105	0.0	395,594
	June	6,673	-14.3	4,972	10,830	8,285	60.0	403,087	-1.0	395,102
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	23,248	13.3	18,555	37,154	28,360	65.4	403,662	5.2	395,890
	Q2 2015	18,634	-19.8	14,723	32,509	25,046	58.8	402,181	-0.4	394,936
	YTD 2014	38,092	11.6		63,029			402,253	5.5	
	YTD 2015	29,852	-21.6		61,152			397,912	-1.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Manitoba
Second Quarter 2015

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2014	January - March	591	3.1	5.2	623.4	5.5	2,361	101.3	802	3,817,410	90.18
	April - June	570	3.1	4.8	622.7	5.5	3,896	97.8	811	4,152,196	92.39
	July - September	570	3.1	4.8	627.1	5.4	2,509	112.2	819	4,016,326	90.97
	October - December	570	3.1	4.8	633.9	5.2	2,137	91.8	822	3,937,950	87.43
2015	January - March	568	3.0	4.8	636.8	5.6	1,321	74.5	826	3,854,299	79.20
	April - June	561	2.9	4.6	636.7	5.5		75.4	832		81.10
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
Second Quarter 2015

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2014	January - March	-0.5	0.1	0.0	-1.2	0.6	23.7	25.7	3.2	3.3	-8.5
	April - June	-3.4	0.1	-0.4	-0.5	0.0	49.2	1.1	3.3	0.9	-4.7
	July - September	-4.6	0.0	-0.5	0.2	-0.1	7.8	1.4	1.5	7.6	-5.7
	October - December	-5.2	0.0	-0.6	2.0	-0.6	-9.9	-7.2	3.2	1.4	-7.7
2015	January - March	-3.8	-0.2	-0.4	2.1	0.2	-44.0	-26.5	3.0	1.0	-12.2
	April - June	-1.5	-0.3	-0.2	2.2	0.0		-22.9	2.7		-12.2
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Saskatchewan
Second Quarter 2015

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2014	January - March	591	3.1	5.2	566.1	4.3	3,674	101.3	932	4,294,946	90.18
	April - June	570	3.1	4.8	568.8	3.7	3,680	97.8	949	4,390,826	92.39
	July - September	570	3.1	4.8	572.7	3.6	2,698	112.2	967	3,990,877	90.97
	October - December	570	3.1	4.8	575.4	3.6	1,551	91.8	950	3,769,697	87.43
2015	January - March	568	3.0	4.8	568.5	4.6	500	74.5	965	4,051,425	79.20
	April - June	561	2.9	4.6	575.6	4.7		75.4	971		81.10
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan
Second Quarter 2015

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2014	January - March	-0.5	0.1	0.0	0.4	0.5	44.6	25.7	2.1	10.7	-8.5
	April - June	-3.4	0.1	-0.4	0.9	-0.5	-16.9	1.1	4.6	7.1	-4.7
	July - September	-4.6	0.0	-0.5	1.0	-0.7	-29.6	1.4	3.4	3.4	-5.7
	October - December	-5.2	0.0	-0.6	1.7	-0.4	-32.8	-7.2	1.5	-2.3	-7.7
2015	January - March	-3.8	-0.2	-0.4	0.4	0.3	-86.4	-26.5	3.5	-5.7	-12.2
	April - June	-1.5	-0.3	-0.2	1.2	0.9		-22.9	2.4		-12.2
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Alberta
Second Quarter 2015

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2014	January - March	591	3.1	5.2	2,256.0	4.7	19,326	101.3	1,072	19,515,110	90.18
	April - June	570	3.1	4.8	2,269.8	4.9	25,757	97.8	1,079	19,523,309	92.39
	July - September	570	3.1	4.8	2,274.4	4.8	15,171	112.2	1,093	20,531,440	90.97
	October - December	570	3.1	4.8	2,294.3	4.5	6,530	91.8	1,083	19,824,120	87.43
2015	January - March	568	3.0	4.8	2,305.1	5.1	7,723	74.5	1,089	17,311,107	79.20
	April - June	561	2.9	4.6	2,308.0	5.6		75.4	1,104		81.10
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
Second Quarter 2015

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2014	January - March	-0.5	0.1	0.0	2.4	0.0	-12.3	25.7	0.8	9.6	-8.5
	April - June	-3.4	0.1	-0.4	2.4	0.3	-10.5	1.1	1.8	9.2	-4.7
	July - September	-4.6	0.0	-0.5	1.5	0.2	-34.2	1.4	3.3	7.7	-5.7
	October - December	-5.2	0.0	-0.6	2.4	-0.2	-50.0	-7.2	2.0	4.1	-7.7
2015	January - March	-3.8	-0.2	-0.4	2.2	0.4	-60.0	-26.5	1.6	-11.3	-12.2
	April - June	-1.5	-0.3	-0.2	1.7	0.8		-22.9	2.3		-12.2
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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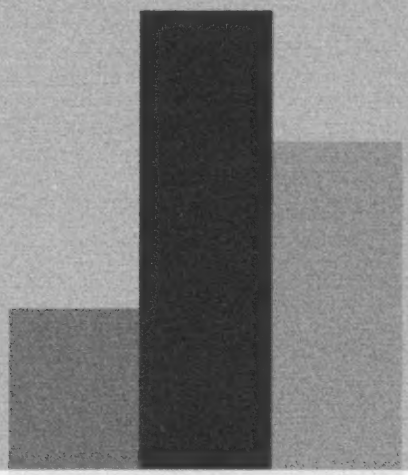

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